

CHAPTER 1248

Improvements

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CROSS REFERENCES

Special assessments for public improvements - see CHTR. Ch. X; ADM. Ch. 232

Approval of plats; street system - see MCLA Sec. 125.43

Regulations governing subdivision of land; bond to secure improvement; publication of regulations - see MCLA Sec. 125.44

Approval or disapproval of plats; procedure; effect – see MCLA. Sec. 125.45

Certification of city plats - see MCLA Secs. 125.51 et seq.

Improvement guarantees - see P. & Z. 1252.02

1248.01 PURPOSES.

The purposes of this chapter are to establish and define the public improvements which must be constructed by the proprietor, or for the construction of which a bond must be posted, as conditions for final plat approval; to outline the procedures and responsibilities of the proprietor and the various public officials and agencies concerned with the administration, design, construction and financing of public facilities; and to establish procedures for assuring compliance with these requirements. (1976 Code Sec. 15.051)

1248.02 RESPONSIBILITY FOR PREPARATION OF PLANS.

The proprietor of every proposed plat shall have prepared, by a registered engineer, a complete set of construction plans, including profiles, cross sections, specifications and other supporting data, for the public streets, utilities and other facilities required by these Subdivision Regulations. Such construction plans shall be based on preliminary plans which have been approved with the preliminary plat. All construction plans shall be prepared in general accordance with City standards and specifications and shall be approved prior to final plat approval. All costs for preparation of the necessary plans shall be paid by the proprietor. (1976 Code Sec.15.052)

1248.03 CONSTRUCTION REQUIRED PRIOR TO FINAL PLAT APPROVAL.

When construction has been completed at the time of filing the final plat, one complete copy of acceptable as-built plans of each required public improvement shall be filed with the City Clerk before approval of the final plat is given. Other requirements and procedures in the submittal of final plats shall be as provided in Chapter 1244. (1976 Code Sec. 15.053)

1248.04 SURETY; MINIMUM STANDARDS.

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In order to promote healthful, clean and desirable living conditions, the proprietor shall install the site improvements described in this chapter, or shall, prior to approval of the final plat, deposit with the City Clerk cash, a certified check or an irrevocable bank letter of credit running to the City, or a surety bond acceptable to the City and executed by a reputable insurance company authorized to do business in the State, all in a sufficient amount and form to permit the completion by the City of all contemplated improvements within twenty months, if the developer fails to satisfactorily complete such improvements. The City reserves the right to demand a specific type of surety and to reject all others. All costs for the improvements required by this chapter shall be borne by the developer. The special assessment district regulations of the City shall not be applicable for these improvements unless otherwise provided by the City Commission. Prior to the acceptance by the City of the improvements, a two-year maintenance and guarantee bond in an amount set by and in a form acceptable to the City shall be posted by the proprietor.

Improvements set forth under this chapter are the minimum acceptable, and other improvements may be required by the City. Improvements shall be provided by the proprietor in accordance with standards and requirements established herein and/or such standards, specifications or details as may from time to time be established by ordinance or published or adopted by the City. (1976 Code Sec. 15.054)

1248.05 SANITARY SEWERS.

The location and design of all trunk lines, lateral sanitary sewers and other necessary appurtenances, such as pumping stations, shall be first reviewed and approved by the City Engineer and all public agencies having jurisdiction. All work shall be carried out under the direct supervision of the proprietor's registered professional engineer. The proprietor shall not enter into any agreement with any adjacent property owner, which agreement requires him or her to provide such owner with sewer services, without prior approval of the City Commission. The installation of a sanitary sewer shall be required if a usable trunk sewer is located within 1,000 feet of any boundary of the proposed plat. (1976 Code Sec. 15.054)

1248.06 WATER.

The location and design of water mains, the installation of fire hydrants and other necessary appurtenances shall first be reviewed and approved by the City Engineer and all public agencies having jurisdiction as to suitability. All work shall be carried out under the direct supervision of the proprietor's registered professional engineer. The proprietor shall not enter into any agreement with any adjacent property owner, which agreement requires him or her to provide such owner with water service, without prior approval of the City Commission. The installation of water mains and their connections with the City system shall be required in all new subdivisions. (1976 Code Sec. 15.054)

1248.07 STREET SIGNS.

Street signs shall be of the same type and design as those in general use within the community. (1976 Code Sec. 15.054)

1248.08 STORM DRAINAGE.

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A storm drainage system shall include all necessary storm sewer pipe, street and yard drainage inlets and catch basins, manholes, culverts, bridges and other appurtenances necessary for the adequate drainage of the subdivision, unless otherwise provided by the City. If the City Commission decides that the curb and gutter streets and/or storm sewerage systems are not desirable in the proposed subdivision, it shall direct the proprietor to install, at a minimum, a twenty-four foot wide bituminous mat and adequate ditches.

(1976 Code Sec. 15.054)

1248.09 STREET PAVEMENT; WIDTH.

All minor or local access streets shall be a minimum of thirty-two feet in width, face of curb to face of curb. Streets shall be paved with bituminous concrete and have reinforced concrete curb and gutter, or as approved by the City Engineer. Collector streets shall be a minimum of thirty-six feet in width, face of curb to face of curb. All alleys shall be paved and twenty feet in width. If the City Commission decides that curb and gutter streets and/or storm sewerage systems are not desirable in the proposed subdivision, it shall direct the proprietor to install, at a minimum, a twenty-four foot wide bituminous mat and adequate ditches. Plans for enclosed storm sewers and/or open ditches, curb and gutter and/or mats shall be reviewed and approved by the City Engineer and all public agencies having jurisdiction before construction is begun. All work shall be carried out under the direct supervision of the proprietor's registered engineer. Previously dedicated but unimproved street right of ways, or existing streets not improved as required by this chapter for new streets, which streets or right of ways abut or are contained in the proposed plat, shall be improved with paving and curb and gutter, or as directed by the City Commission.

(1976 Code Sec. 15.054)

1248.10 TREES.

The City Commission may require that not more than one tree per lot be planted by the proprietor within a City right of way and that the proprietor maintain such tree for at least one year from the time of planting. Such trees shall be of a variety and size as specified by the City.

(1976 Code Sec. 15.054)

1248.11 SIDEWALKS.

The City may require the construction of sidewalks. If so required, they shall be five feet wide, constructed of concrete and located eighteen inches from the property line on each side of the roadway, and shall, at the ends of blocks, extend to the roadway. (1976 Code Sec. 15.054)

1248.12 UNDERGROUND UTILITIES.

All public utility facilities in residential subdivisions, exclusive of main supply lines and necessary surface facilities, shall be placed underground within utility easements provided by the proprietor for this purpose, or in dedicated public streets or ways, and shall be planned so as not to be in conflict with other underground utilities.

(1976 Code Sec. 15.055)

1248.13 INSPECTIONS.

In order to help ensure construction in accordance with approved plans and specifications, all improvements herein mentioned may be inspected by the Engineering Department of the City. In addition, the proprietor's registered engineer shall provide a signed statement that all facilities

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were installed in accordance with the approved plan, or such other assurances as may be acceptable to the City Engineer. The City may require that all work and inspection, or portions thereof, be carried out under the supervision of the City Engineer. In such cases, the proprietor's engineer is relieved of the responsibility.

(1976 Code Sec. 15.056)

1248.14 ACCEPTANCE.

No streets, water facilities, sanitary sewer facilities or storm drainage systems required by this chapter shall be considered part of the public system, accepted for maintenance purposes or become operative and functional as a part of the public system until the improvement is accepted by the City.

(1976 Code Sec. 15.057)